

**CITY OF EL PASO, TEXAS  
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Planning, Research & Development

**AGENDA DATE:** Introduction: September 20, 2005  
Public Hearing: October 11, 2005

**CONTACT PERSON/PHONE:** Christina Valles, 541-4930

**DISTRICT(S) AFFECTED:** 7

**SUBJECT:**

An Ordinance changing the zoning of Tract 7L5, Fresno Place, El Paso, El Paso County, Texas from R-F (Ranch-Farm) to R-3 (Residential). The penalty is as provided for in Chapter 20.68 of the El Paso Municipal Code. Subject Property: 100 block of Fresno. Applicant: Adan & Francisco Baca & Sal Romo. ZON05-00077 (District 7)

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** George Sarmiento, AICP

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CHANGING THE ZONING OF TRACT 7L5, FRESNO PLACE, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH-FARM) TO R-3 (RESIDENTIAL). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.**

**WHEREAS**, upon full review of the record, to include citizen input and recommending body reports, City Council has reasonably determined that the proposed change in zoning will not be a detriment to or incompatible with adjacent land uses or adverse to the public welfare, and should be approved as provided for herein.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

That the zoning of *Tract 7L5, Fresno Place, El Paso, El Paso County, Texas*, be changed from R-F (Ranch-Farm) to R-3 (Residential), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

**THE CITY OF EL PASO**

\_\_\_\_\_  
John F. Cook  
Mayor

**ATTEST:**

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

*(Signatures continue on following page)*

**APPROVED AS TO FORM:**



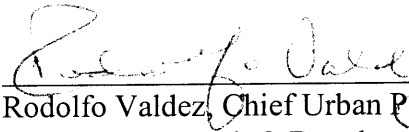
\_\_\_\_\_  
Matt Watson  
Assistant City Attorney  
Doc No. 16291

**APPROVED AS TO CONTENT:**



\_\_\_\_\_  
Christina Valles, Planner II  
Planning, Research & Development  
Department

**APPROVED AS TO CONTENT:**



\_\_\_\_\_  
Rodolfo Valdez, Chief Urban Planner  
Planning, Research & Development  
Department

JOHN COOK  
MAYOR

JOYCE WILSON  
CITY MANAGER

GEORGE G. SARMIENTO, AICP  
DEPUTY DIRECTOR



**CITY COUNCIL**  
ANN MORGAN LILLY, DISTRICT 1  
SUSANNAH M. BYRD, DISTRICT 2  
J. ALEXANDRO LOZANO, DISTRICT 3  
MELINA CASTRO, DISTRICT 4  
PRESI ORTEGA, JR., DISTRICT 5  
EDDIE HOLGUIN JR., DISTRICT 6  
STEVE ORTEGA, DISTRICT 7  
BETO O'ROURKE, DISTRICT 8

**PLANNING, RESEARCH &  
DEVELOPMENT DEPARTMENT**

September 13, 2005

**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager

**FROM:** Christina Valles, Planner II

**SUBJECT:** ZON05-00077

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The City Plan Commission (CPC), on August 25, 2005, voted **7-0** to recommend **APPROVAL** of this rezoning request, concurring with Staff's recommendation.

The CPC found that this rezoning request is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning request is in the best interest, health, safety and welfare of the public in general.

There was **one letter of OPPOSITION** to this application.

**Attachment:** Location Map, Site Plan, Letter.

## **STAFF REPORT**

**Rezoning Case:** ZON05-00077

**Property Owner(s):** Adan & Francisco Baca & Sal Romo

**Applicant(s):** Adan & Francisco Baca & Sal Romo

**Representative(s):** Carlos Jimenez

**Legal Description:** Tract 7L5, Fresno Place

**Location:** Intersection of Alameda and Fresno

**Representative District:** # 7

**Area:** Parcel 1: 4.1560 Acres  
Parcel 2: .3957 Acres

**Present Zoning:** R-F (Ranch and Farm)

**Present Use:** Ranch and Farm

**Proposed Zoning:** Parcel 1: R-3/(Residential)  
Parcel 2: C-1/(Commercial)

**Proposed Use:** Parcel 1: Residential  
Parcel 2: Parking Lot

**Recognized Neighborhood Associations Contacted:** Thomas Manor Neighborhood Association

**Surrounding Land Uses:**

<b>North -</b>	C-3/sc (Commercial/conditions) / Commercial
<b>South -</b>	R-F (Ranch and Farm) / Residential
<b>East -</b>	C-3/c (Commercial/conditions) / Commercial
<b>West-</b>	R-3 (Residential) / Residential

**Year 2025 Designation:** Mixed Use (Lower Valley Planning Area)

**CITY PLAN COMMISSION HEARING, August 25, 2005,  
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

**Zoning Case: ZON05-00077**

**General Information:**

The applicant is requesting a rezoning from R-F (Ranch and Farm) to R-3 (Residential) for Parcel 1 and C-1 (Commercial) for Parcel 2. This rezoning request will permit Residential for Parcel 1 and Commercial for Parcel 2. Parcel 1 is 4.156 acres in size and Parcel 2 is .3957 acres in size. Access is proposed via **Fresno** and **Sunny Fields Avenue** for Parcel 1 whereas access is proposed via **Fresno** for Parcel 2. There are no zoning conditions currently imposed on this property.

**Information to the Commission:**

The Planning Department has received one letter of opposition to this application.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) unanimously recommends approval of this request for rezoning from R-F (Ranch and Farm) to R-3 (Residential) for Parcel 1 and C-1 (Commercial) for Parcel 2.

The recommendation is based on the following:

**The Plan for El Paso** City-Wide Land Use Goals recommend that El Paso “provide designated locations for commercial development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development.”

“provide a wide range of housing types that respond to the needs of all economic segments of the community.”

**The Year 2025 Projected General Land Use Map** for the Planning Area designates Parcel 1 as Residential and Parcel 2 as Mixed Use.

**R-3 (Residential) zoning** permits Residential and **is compatible** with adjacent development.

**C-1 (Commercial) zoning** permits a Parking Lot and **is compatible** with adjacent development

The Commission must determine the following:

- A. Will the R-3 (Residential) and C-1 (Commercial) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will Residential and Commercial be compatible with adjacent land uses?

**Information To The Applicant:**

Building Permits and Inspections Department Notes:

1. Need to specify type of commercial activity. (Parcel 2)
2. Under the landscape ordinance 20.65 the parking lot will need to be landscaped. This project does not demonstrate code compliance (Parcel 2)

Engineering Department, Traffic Division Notes:

Regarding the above referenced DCC item, the Traffic Division has the following comments:

- **No apparent traffic concerns with the proposed zoning change.**

Should your office or the applicant have any questions or comments regarding these issues, please contact Margarita Molina at 541-4223.

Fire Department Notes:

Zoning change does not adversely affect the Fire Department.

El Paso Water Utilities Notes:

No objections.

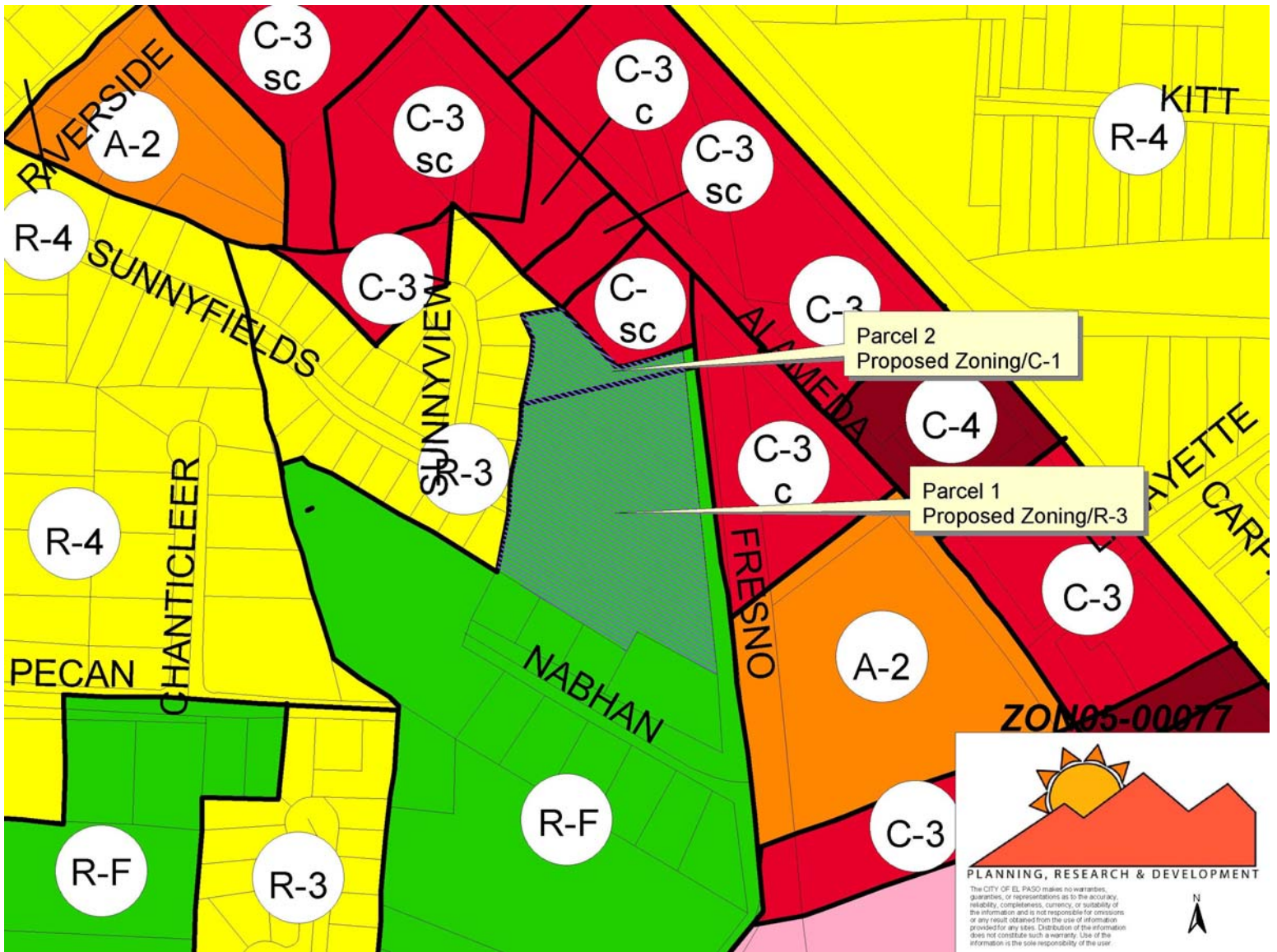
Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the Lower Valley Planning Area designates Parcel 1 as Residential and Parcel 2 as Mixed Land uses.
- B. R-3 (Residential) zoning permits Residential and is compatible with adjacent development.
- C. C-1 (Commercial) zoning permits Parking Lot space and is compatible with adjacent development

**ATTACHMENT:** Site Plan; Location Map.

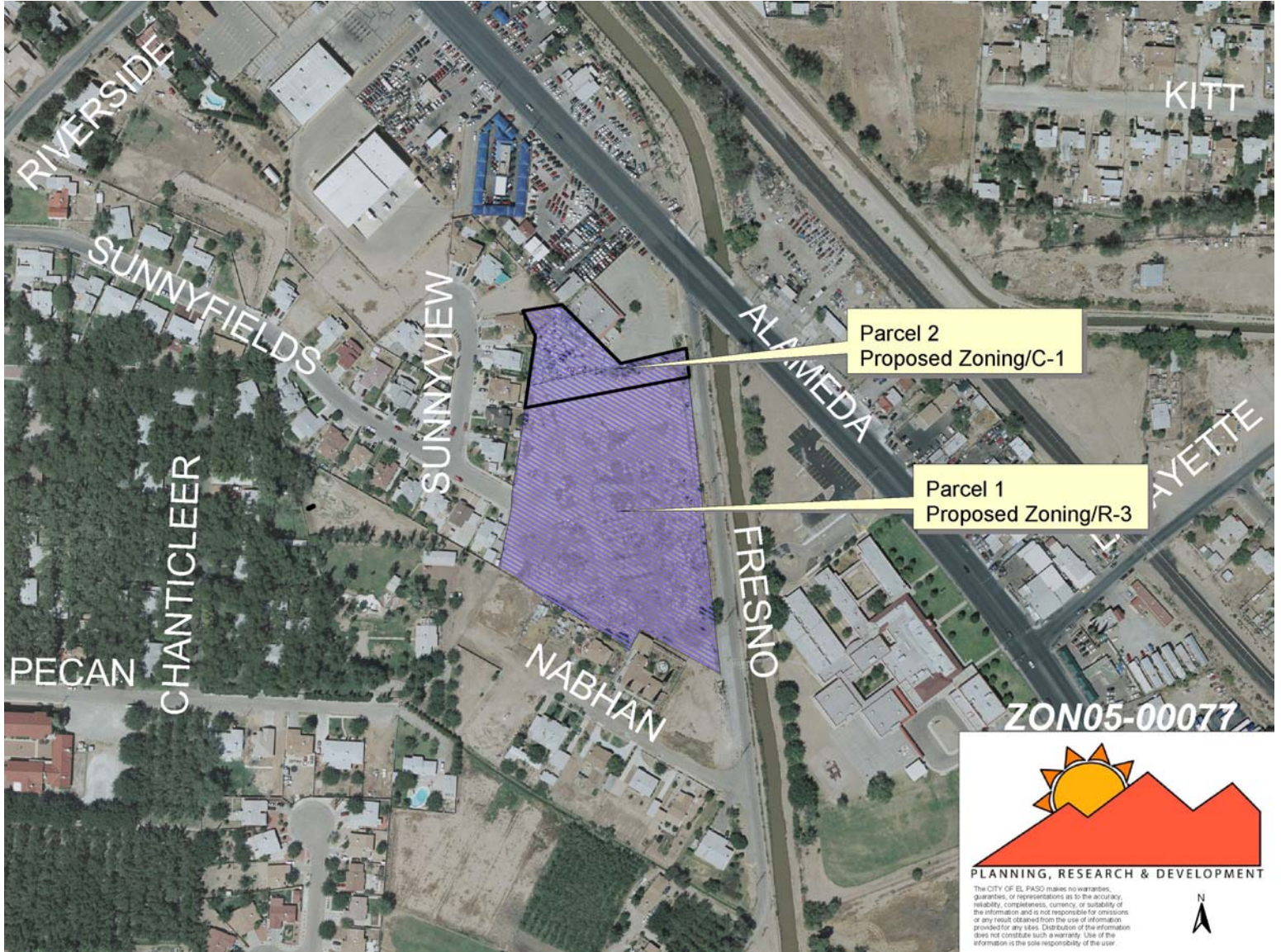
**NOTE TO THE PROPERTY OWNER:** CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

## LOCATION MAP

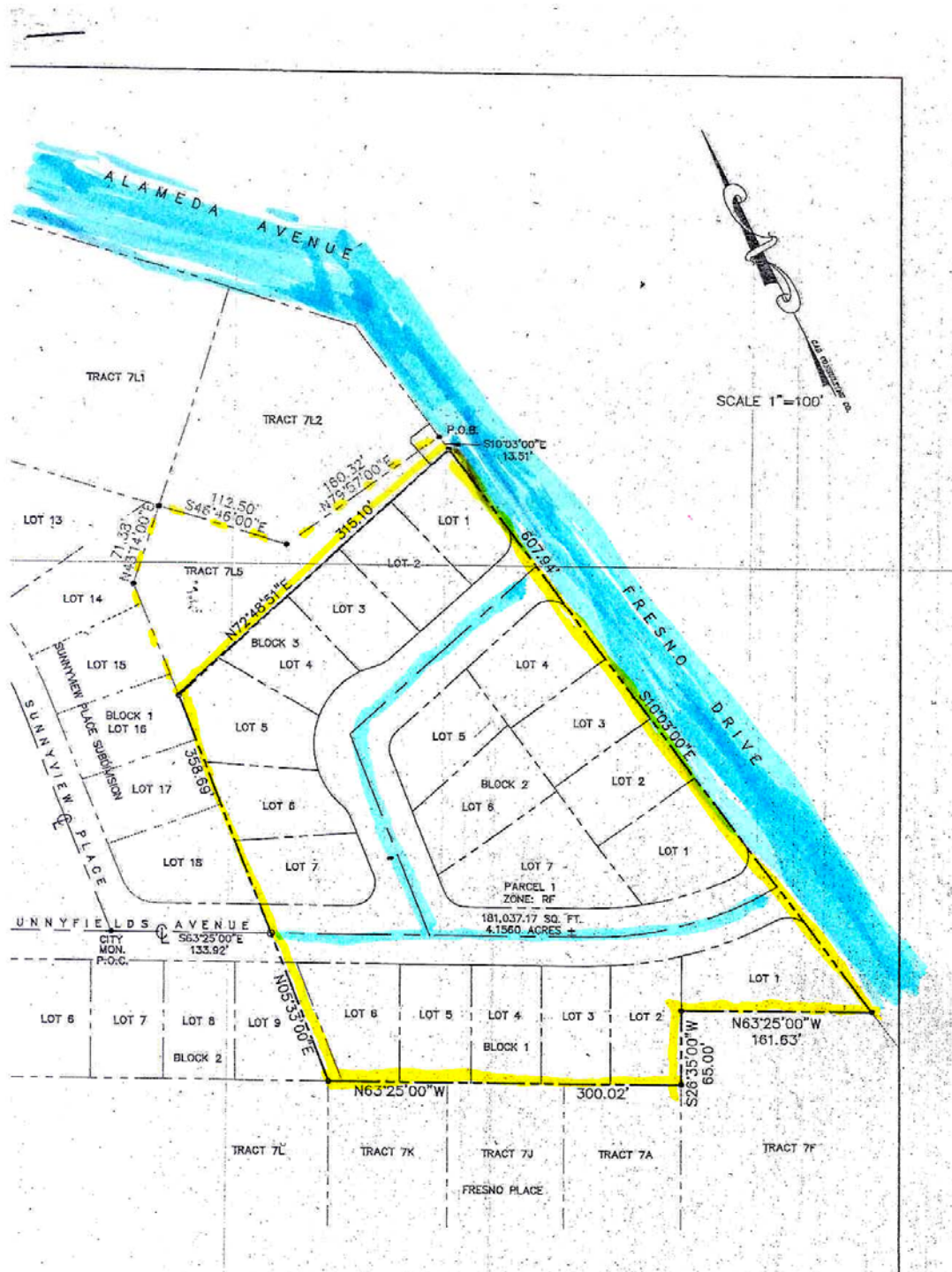




## AERIAL MAP



# SITE PLAN





I vote No!

Case # ZON050077

Jm Nabhan  
7969 Nabhan Dr.  
RN

My name is Jeanne Nabhan and I live on Nabhan Dr. I have lived here since I was in fifth grade. My father moved us to this location to get us away from a neighborhood that was not conducive to safe living. His father farmed the land whose zoning is proposed to be changed. The land has been in our family for <sup>more than</sup> one hundred years. Yes, part of my reason for protesting is emotional but there are more practical reasons. The proposed changes are going to change life as we know it on Nabhan Dr. It has been and is a safe country-like life that exists there with only family as neighbors and only family members having access or need to use our road. The proposed housing is going to present a probably a ready existence for the individual that live there who for the most part are very vulnerable. Without a doubt, bringing more people to this area will see a rise in trespassing and crime. Most members of the family that live there are elderly and or health impaired. How will they be kept safe? There will be a rise in traffic flow on Fresno. Whether or not the proposed addition has road access on Fresno Fresno will become a dangerous street. Have the neighbors west of this land been advised? I'm sure that the homeowners there, like us, are concerned because of the resultant lowering of property value. Fresno will now be more dangerous for the unwalled-in students and sadly, unwalled-in will have to add portables to accommodate the new students.

Yes, I most heartedly protest the change of zoning for the mounts on Alameda and Fresno.

Jm Nabhan